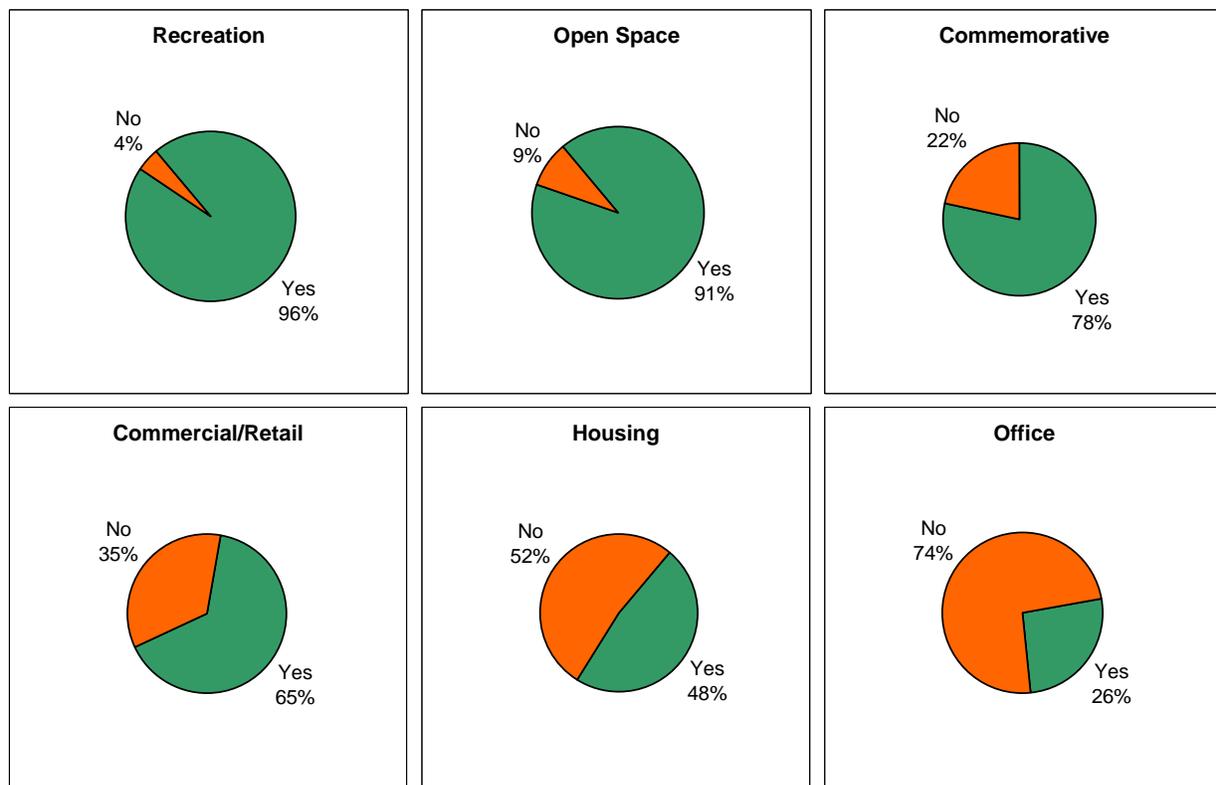


National Capital Planning Commission RFK Stadium Site Redevelopment Study

Public Meeting Survey Results July 19, 2006

Sample of Survey Results

Question 1: What types of future land uses do you think are appropriate for the RFK Stadium Site location?



Question 2: If you believe recreation is one of the appropriate uses for the site, what types of recreation would you like to see?

“Well lit and maintained baseball and soccer fields.”

“Public fee-based sports use similar to near Lincoln Memorial (volleyball) and baseball diamonds. Marina/Fishing/Boathouses. Possible golf course expansion.”

“Amphitheater.”

“Carousel and picnic area. Skating rink. Meeting rooms. Amphitheater.”

“Waterfront access and boating ramps to launch from shore. Commercial development without another memorial to a dead general.”

“Un-programmed recreation-use picnic and play area.”

“Open space and fields for local teams. Bocce ball, chess, shuffleboard, horseshoes, playgrounds.”

“Ball fields, basketball courts, tennis, bocce.”

“Hiking and biking trails.”

“Swimming pool, soccer fields, health club.”

“Recreation center, open recreational fields and space, waterfront parkland and green space.”

“Tennis, baseball, concert hall/amphitheater.”

“Park, softball, soccer, dog park!”

“Dog park, recreation center, cultural and environmental uses, bike and walking paths.”

“Passive, cultural, athletic, water related, educational.”

“Arts and crafts/music center similar to Torpedo Factory. Environment and education center.”

Question 3: If you believe that commercial development is appropriate for this site, what type of commercial development would you like to see?

Commercial Development Ideas

“Mixed Use. Preferably shops on the lower floors with commercial and residential above.”

“If it must be commercial, something akin to Fisherman’s Wharf in San Francisco, Faneuil Hall in Boston, or Baltimore’s Inner Harbor. Armory could be developed like Union Station.”

“Retail shopping.”

“Ice cream parlor and exercise classes.”

“Grocery stores, greater selection, retail similar to what exists near Village Commons Metro in Virginia. Also, indoor recreational area such as indoor pool with set aside times specific to seniors.”

“Retail of a local nature, restaurants and other service-oriented businesses to augment cultural/memorial use.”

“Retail, restaurants, cafes, grocery stores, dry cleaners, typical ‘neighborhood’ stores.”

“None other than an open air amphitheater like Wolf trap.”

“Grocery/supermarket, Home Depot.”

“Small-scale restaurants; especially along the river.”

“Restaurants (non-chain), theatre, movie theatres.”

“Neighborhood services, restaurants and cafes, upper level office space atop retail/services.”

“Commercial that supports larger cultural uses.”

“No national or international chain stores. No box stores. A farmers market and green buildings.”

Opinions Against Commercial Development

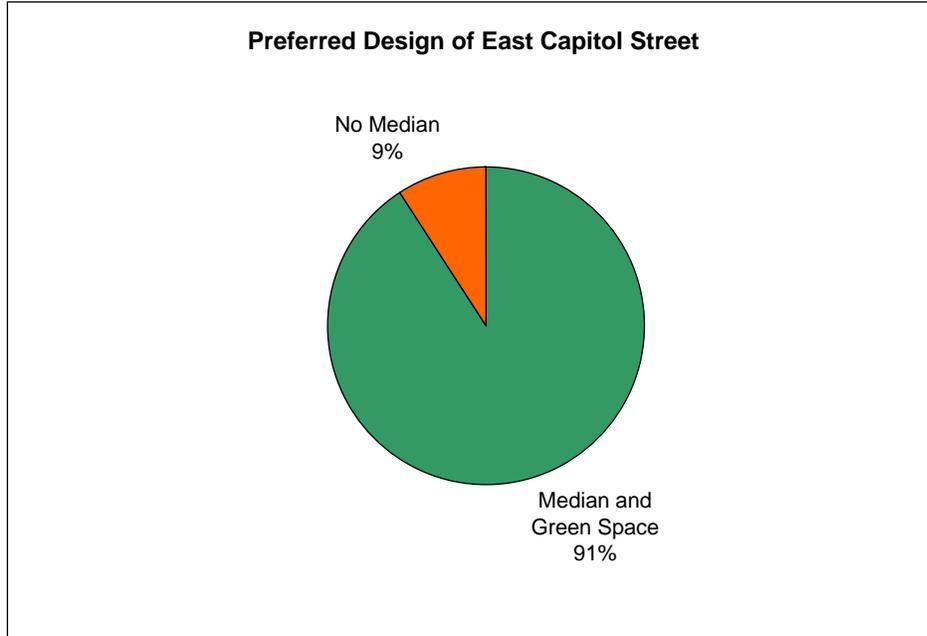
“I do not think commercial development is an appropriate use for the site. I think the site should be primarily open.”

“I do not believe commercial development is appropriate for this site.”

“Only very, very limited commercial development should be on this site.”

“Not a good idea for this site.”

Question 4: How should East Capitol Street be designed in this area?



Other ideas:

“The street plan currently seems to work fine.”

“Commuter friendly.”

“The mayor’s office has explicit and implicit plans to create a very dense development along Pa. Ave, SE between 8th and Barney Circle. Won’t let this happen to E. Capitol Street!”

“Blue emergency police lights.”

“Keep traffic away from residential areas as a commuter route.”

“Keep river’s edge natural – no roadway. Pedestrian only zones like in Europe make the area active at night.”

General Comments

Other ideas:

“The District needs an eco-center along the lines of Storm Cunningham and The Restoration Economy. This would have research and educational components. The revitalizations and remediation of the site could be an ongoing part of the center’s work. It could tie in with new environmental remediation courses in the DCPS and unite all aspects into a world-class ecological center – doubtless a growth economy. Thus it would have a meeting center, the nearby Kingman Island Environmental Education Center, the park land, the natural beauty of Kingman and Heritage Islands, and could have a research center. It would be immediately adjacent to the troubled river to focus on reviving it.”

“Band shell, similar to the Fens in Boston.” “I believe it is important to maintain the Legacy Plan notion that this site is part of the monumental core and therefore public and open space. Not commercial development. A good use of the exact stadium site would be a music venue such as a Wolf Trap on the Anacostia. Be careful of north/south road connections that become commuter routes from Benning Road to the SW/SE Freeway/ 130 feet is too high – Hill East’s taller buildings will be down the slope.”

“No memorials to any generals or historic figures. If a memorial is necessary, more likely a museum type structure with nearby water access and outdoor recreational area. Greater commercial district for local residents to include clothing, restaurants, local movie theater with limited parking.”

“I want to make sure that RFK site remains open to the public, as a ‘destination’ spot. So many commuters pass it everyday and it would be nice if they would have a reason to stop, such as a Wolf Trap outdoor amphitheater. I am very strongly against any gated or otherwise closed-off campus, be it educational or government. I support a charter school, but I do not support a boarding school (SEED). I’d like to see more tourists come to enjoy the river and monuments.”

“Might explore having a museum at the site, perhaps on donated to the founding of the country, including, but not limited to the L’Enfant Plan; i.e., it would be around the period from 1760 to 1800.”

Planning Considerations

“If DC National Guard builds on lot 3 then redevelop existing armory and design RFK site and lots and new armory together as fully integrated site.”

“I prefer the cultural gateway alternative.”

“My main concern is the memorials built on the space. DC takes an unusual amount of time to design, approve and build memorials. I am concerned these memorials will hold up the rest of the development. Land for the memorials should be set aside in the form of open space. Additionally, the development seems to be predicated on DC United leaving RFK. It seems NCPC should focus on delivering a stadium to DC United so that development can continue on the RFK parcel. Finally, NCPC should take into account the development on Reservation 13. Facilities and land uses should not be duplicated across both of the sites. The RFK site and Reservation 13 site should be designed as if it were one parcel.”

“Make sure to continually check with DDOT about street patterns and avoid commuter routes.”

“Please be careful with traffic going into the Hill on East Capitol, Independence and Constitution. Non-commuter traffic is much better than commuter. Please explore more open space instead of buildings. There can be recreation without a recreation building. We have plenty of museums on the Mall and around the city.”

“Consider how to promote use of public transportation.”

“I like the preliminary designs, especially those with a memorial or some other cultural cornerstone. I believe either would cement this site as the east gate to the monumental core.”

“Incorporate traffic and people flow into your options. Incorporate impacts of other surrounding developments into the options.”